149.0	0007	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	642,600 / 642,600
					USE VALUE:	642,600 / 642,600
					ASSESSED:	642,600 / 642,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		LEHIGH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CADY PAMELA
Owner 2:	
Owner 3:	
Street 1:	2 LEHIGH ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FOLEY KEVIN J -
Owner 2:	FOLEY RUTH /LIFE EST -
Street 1:	2 LEHIGH ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .105 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Aluminum Exterior and 1458 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4560.000	252,800		389,800	642,600
Total Card	0.105	252,800		389,800	642,600
Total Parcel	0.105	252,800		389,800	642,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 440.74 | /Parcel: 440.74

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	98502
GIS Ref	
GIS Ref	
Insp Date	08/23/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 149.0-0007-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	252,800	0	4,560.	389,800	642,600		Year end	12/23/2021
2021	101	FV	245,200	0	4,560.	389,800	635,000		Year End Roll	12/10/2020
2020	101	FV	245,300	0	4,560.	389,800	635,100	635,100	Year End Roll	12/18/2019
2019	101	FV	199,300	0	4,560.	389,800	589,100	589,100	Year End Roll	1/3/2019
2018	101	FV	212,600	0	4,560.	345,200	557,800	557,800	Year End Roll	12/20/2017
2017	101	FV	212,600	0	4,560.	289,500	502,100	502,100	Year End Roll	1/3/2017
2016	101	FV	212,600	0	4,560.	289,500	502,100	502,100	Year End	1/4/2016
2015	101	FV	200,700	0	4,560.	250,600	451,300	451,300	Year End Roll	12/11/2014

!11684!

PRINT

Date	Time
12/30/21	12:55:45

LAST REV

Date	Time
03/20/19	09:34:28
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11684

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FOLEY KEVIN J,	71694-580	1	10/1/2018		650,000	No	No		
FLYNN DOROTHY V	46407-328		11/2/2005	Family	1	No	No		
FLYNN DOROTHY V	45040-494		4/22/2005	Family	1	No	No		
	10130-451		9/13/1962			No	No		N

USER DEFINED

Prior Id # 1:	98502
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/30/2018	1806	Insulate	2,425	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/23/2018	Inspected	BS	Barbara S
7/18/2018	MEAS&NOTICE	CC	Chris C
11/17/2008	Meas/Inspect	336	PATRIOT
12/22/1999	Inspected	263	PATRIOT
11/17/1999	Measured	268	PATRIOT
7/27/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4560		Sq. Ft.	Site		0	70.	1.22	8									389,759						389,800	

Total AC/HA:	0.10468	Total SF/SM:	4560	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	389,759	Spl Credit		Total:	389,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.97515047
Adj $ / SQ:	177.721
Other Features:	62550
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	366364
Depreciation:	113573
Depreciated Total:	252791

COMMENTS

PDAS SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

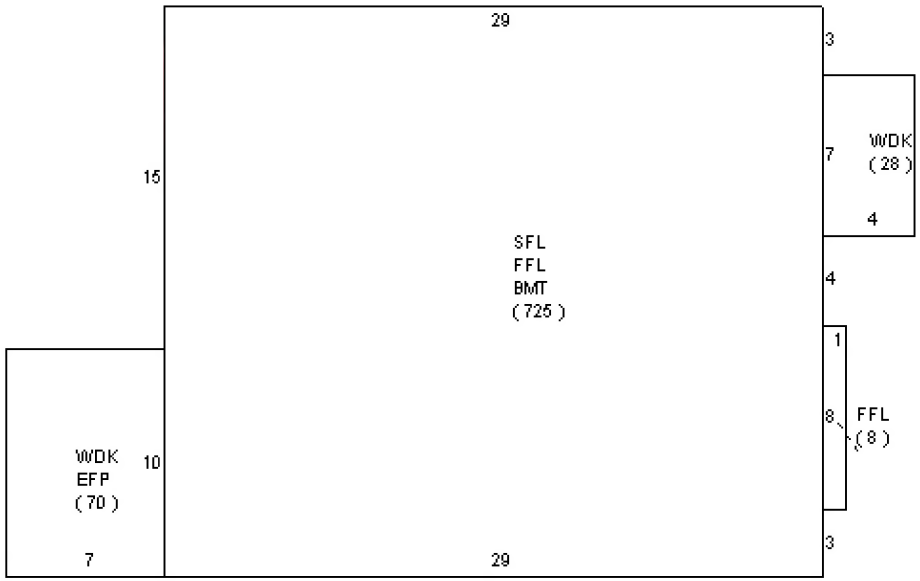
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	177.72
Special Features:	0	Val/Su Net:	107.53
Final Total:	252800	Val/Su SzAd	173.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	733	177.720	130,270
BMT	Basement	725	53.320	38,654
SFL	Second Floor	725	177.720	128,848
WDK	Deck	98	15.600	1,529
EFP	Enclos Porch	70	64.470	4,513

Net Sketched Area:	2,351			Total:	303,814
Size Ad	1458	Gross Area	2351	FinArea	1458

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

149.0-0007-0003.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	